

Preliminary Assessment Report

Project 3029207, 4820 44TH AVE S

Assessment Completed: 9/21/2017

Project Description: Note: Address is made up. Divide existing tax parcel into its original two parcels, and then adjusting the lot line between them (thru an LBA). In future, build two single family residences. See PASV & Pre-apps for 6613123 & 3029205 (similar challenges – applied at same time – same lead for all).

Primary Applicant: [Jeff Wolfe](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

SDCI Drainage Requirements

Matthew Bateman, (206) 615-1229, Matthew.Bateman@Seattle.gov

SDCI Land Use Requirements

Malli Anderson, (206) 233-3858, Malli.Anderson@Seattle.Gov

SDCI Preapplication Site Visit Requirements

Yung Potts, (206) 727-8434, Yung.Potts@seattle.gov

Seattle City Light Requirements

Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Seattle Department of Transportation Requirements

Rachel Huck, (206) 386-1108, Rachel.Huck@seattle.gov

Seattle Public Utilities Requirements

Lan Chau, (206) 727-3584

Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

Requirements

SDCI Drainage Requirements

The following requirements are based on the current stormwater and side sewer codes.

****The new 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted application (successful SDCI permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the SDCI Drainage Reviewer to determine drainage requirements.****

Existing Public Drainage Infrastructure

Sanitary sewer main location: **S Angeline St**

Sanitary sewer main size: **10"**

Storm drainage main location: **S Angeline St**

Storm drainage main size: **12"**

Drainage

Extension of Public Storm System Required: **Yes**

An extension of the public storm drain is required across the full frontage of the property (SMC 22.800.080.I). (Extend in 44th Ave S from S Angeline St if feasible. See "Other Requirements" below.)

Unless an adjustment per subsection 22.800.040.B or an exception per subsection 22.800.040.C is approved by the Director, an owner or occupant who is required, or who wishes, to connect to a public drainage system shall be required to extend the public drainage system if a public drainage system is not accessible within an abutting public area across the full frontage of the property.

This main extension may be eligible to enter into a Latecomer Agreement. Latecomer agreements allow a property owner who has installed water or sewer utility system improvements to recover a portion of the costs of those improvements from other property owners who later connect to the improvements. For more information, please visit our website at http://www.seattle.gov/util/Engineering/Consulting_Resources/LatecomerAgreements/index.htm or call SPU's Development Services Office at 206-684-3333.

The storm drainage point of discharge (SMC 22.805.020) is located at: **Public storm drain system**

Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at **Public Sanitary Sewer**.

An extension of the public sanitary sewer is required (SMC 21.16.260.B). (Extend in 44th Ave S from S Angeline St if feasible. See "Other Requirements" below.)

This main extension may be eligible to enter into a Latecomer Agreement. Latecomer agreements allow a property owner who has installed water or sewer utility system improvements to recover a portion of the costs of those improvements from other property owners who later connect to the improvements. For more information, please visit our website at http://www.seattle.gov/util/Engineering/Consulting_Resources/LatecomerAgreements/index.htm or call SPU's Development Services Office at 206-684-3333.

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge ([DPD DR 4-2011](#)) is located at the following:
Public storm drain system.

Other Requirements

- There are no available Public Sanitary or Storm Drainage mains available in the frontage of this property. Mainline extensions will be required. However, due to the ECA Steep Slopes, it may not be feasible to build these extensions. The Lot Boundary Adjustment cannot be approved until it has been demonstrated how these properties will be served with sanitary and storm infrastructure.

SDCI Land Use Code Requirements

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

44TH AVE S

New structures must be designed to accommodate right-of-way improvements. To ensure that driveways and pedestrian access points are designed to match these future street improvements, please use the Building Grade Calculator, which can be found at <http://www.seattle.gov/transportation/gradesheetintro.htm>

Because full street improvements are not being required for this project, or the project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found [here](#).

Land Use

Preliminary screening of your project has been completed and it appears that your proposal is located in an environmentally critical area (ECA) which may require an ECA review and SEPA. For additional information about ECAs and SEPA, visit the DPD website (<http://www.seattle.gov/dpd/Codes/>).

Based on the preliminary scope, the project may qualify for a specific exemption under the Environmentally Critical Areas Ordinance. Application and decision on the exemption must be made before submittal of a application. See CAM 327 for more details.

An arborist report may be required. See CAM 242 for more detail.

Other Requirements: Site is mapped as 40 percent steep slope environmentally critical area (ECA).

Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

The site plan did not include the following existing or proposed elements:

No further notes.

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:
Steep slope

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

In addition, provide detailed cross-sections for:

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions

44TH AVE S

Street conditions:

Asphalt paving

Visible pavement width is: 26" crowned

Curb conditions:

No curb adjacent to site

Approximate curb height: 0" inches

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of

1) **all** trees on the site,

2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and

3) **all** trees located in the adjacent ROW.

Include common and scientific names for all trees shown. For more information, see [Director's Rule 16-2008](#) and [Tip 242](#).

Per [SMC 25.11](#) and [DR 16-2008](#), exceptional trees may be located on the site. Clearly label all exceptional trees.

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 21-2015, Volume 2](#)).

Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):

Place filter fabric, straw bales, straw wattles, or other approved equal to control construction stormwater runoff. Required along the following property lines:

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#) at <http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.

Inspectors Notes

Limited photos due to lack of access on property.

Standard Submittal Requirements for Projects in an ECA

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per [SMC 22.170.070](#), [SMC 25.09](#), and [Directors Rule \(DR\) 18-2011](#).

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see [25.09.330A](#))

Delineate the clearing limits on the site plan

Delineate the steep slope critical area on a site plan based on the survey (per SMC 25.09.020 A3b(5)).
Provide area calculations for the steep slope delineation.

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope

Construction activity area appears to be within the steep slope critical area and/or its associated buffer. A steep slope variance may be required (see SMC 25.09.180E.1)

Seattle City Light Requirements

Street/Alley Requirements

44TH AVE S

Other requirements: There is an overhead high voltage line along 44th Ave S which may impact future development. Both permanent and working clearances are required from this power line. Fourteen (14) feet radial clearance is required between power lines and any part of the permanent structure per Seattle City Light Construction Standard D2-3, (<http://www.seattle.gov/light/engstd/docs2/d2-3.pdf>).

Other requirements: Clearance required between poles and driveways is 7.5 feet. See SDOT CAM 2204. Ensure that the proposed new driveway location does not conflict with the existing pole. Pole relocations are at the project's expense. Contact your Electrical Service Representative for further discussion.

Easements

SCL power easement is required. Property survey may be required at project's expense.

Other requirements: The subdivision appears to create two separate development sites. The development site(s) must be established to determine electrical service and easement requirements. Separate sites require separate services. An easement sufficient in width for an overhead or underground service is required. Clearance from permanent structures and other utilities is also required. Electrical services to the site(s) will likely require undergrounding. Please contact your Electrical Service Representative well in advance of construction to discuss City Light's requirements for electrical service connection and to confirm a viable easement location and dimension. Failure to contact City Light in advance to plan utilities for the development site may result in significant delays for review and costly service connections. It is also recommended that the project contact SDCI's electrical inspection division to confirm that the electrical services to each parcel will be in compliance with National Electrical Code requirements.

Notes to Applicant

For future property development, please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The design of the distribution system to serve the site shall be within the sole discretion of City Light. An Application for Electrical Service must be submitted to Seattle City Light. Your Electrical Service Representative is: Jason Chollette, 206-386-1677, jason.chollette@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact City Light in advance to plan utilities for the development site(s) may result in significant delays for review and costly service connections.

SDOT Requirements

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

SDOT Permitting Information

Initial Review Deposit: \$2,500

SDOT Plan Requirements: Engineered plan

SDOT Permit Requirements: Group 3: Street Use Major (Type 45). A 60% complete street improvement plan (SIP) must be approved by SDOT prior to your DPD construction intake appointment. SIP Design Guidance is required for 60% complete SIP approval; apply early. Please visit SDOT's Street Use website at:

http://www.seattle.gov/transportation/stuse_sip.htm to obtain SDOT Client Assistance Memos (CAMs) and application materials to assist in developing your street improvement plan (SIP).

Existing conditions review

Consider pedestrian and bicycle accessibility and safety enhancements along the existing [Safe Routes to School](#) walking route.

Street Improvement Requirements

44TH AVE S

Other requirements: SIP required for mainline extension.

Discretionary ROW Improvements

SDOT Urban Forestry recommends providing street trees, preferably located in a 5' wide planting strip between the pedestrian walkway and vehicle travel lane. Per SMC 15.43.040, private property owners are responsible for the planting and maintenance of street trees in accordance with Standard Plan 100 and SDOT's Street Tree Manual. Refer to the Right-of-Way Improvements Manual (ROWIM) 4.14 for design criteria. Street tree planting, pruning or removal requires a [Type 1B permit](#) from SDOT Urban Forestry.

SPU Requirements

Flow Control Compliance

Soil Amendment. Retain and protect undisturbed soil in areas not being developed, and prior to completion of the project, amend all new, replaced, and disturbed topsoil (including construction lay-down areas) with organic matter to the extent required by and in compliance with the rules promulgated by the Director.

All roadway projects with 2,000 square feet or more of new plus replaced hard surface or 7,000 square feet or more of land disturbing activity shall meet the Minimum Requirements for On-site Stormwater Management contained in Section 22.805.070, to the extent allowed by law, except as provided in subsection 22.805.060.E.

In addition to applicable minimum requirements for flow control in subsection 22.805.060.C.1 through subsection 22.805.060.C.5, roadway projects discharging into a capacity-constrained system or its basin shall also comply with subsection 22.805.080.B.4 (Peak Control Standard) if the total new plus replaced hard surface is 10,000 square feet or more.

Stormwater Treatment

No water quality treatment is required

Solid Waste

Your project is located on a non-through alley or street. An alternate location for pickup of your solid waste is required. For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, Liz.Kain@seattle.gov and see CAM 1301; [Solid Waste: Information for Developers](#).

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf. For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, Liz.Kain@seattle.gov.

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to SDCI Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, Michale.Crooks@seattle.gov, or visit the [Licensing and Tax Administration Division website](#).